



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**ZONING ADMINISTRATOR**  
**AGENDA**  
August 17, 2006

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Planning Commission Hearing Room, at 2900 Richardson Avenue. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 886-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

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**1:30 P.M.**  
**CJ**

SUBJECT: PVAAT20060393, CASEY SNELL/FLYNN/SPILLANE

The applicant requests a Variance to the front setback requirement of 30' from property line to allow for a setback of 1.5' in order to construct a detached garage.

SUBJECT PROPERTY (AP# 069-390-014) comprises 9,073 sq. ft., is zoned RS-B-X-6500 sq. ft. min. (Residential Single Family combining Building Site Size of 6500 sq. ft. minimum), and is located at 5798 Tamarack in the Soda Springs area.

**1:45 P.M.**  
**CJ**

PVAAT20060511, LINNIE O'FLANAGON-GORRE & TYRONE GORRE

The applicants request a Variance to the side yard setback requirement of 30' to allow for a setback of 8' on the north, and to the front yard setback requirement of 75' from centerline of NID easement to allow for a setback of 50' in order to construct a single family dwelling.

SUBJECT PROPERTY (AP# 075-160-057) comprises 3.9 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 3440 Cedar Springs Lane in the Meadow Vista area.

**2:00 P.M.**  
**CL**

PVAAT20060500, THE DESIGN OFFICE OF BURNWORTH & WIEDEMAN/OCHS

The applicants request a Variance to reduce the north side and rear setback requirement of 30 feet from the property line to 15 feet from the property line in order to build a detached three car garage. In addition, the applicant seeks a Variance to the fence height requirements for an existing 5 ½ foot solid wood fence to remain within the front setback for both parcels.

SUBJECT PROPERTY (AP# 035-060-042 and 035-060-043) comprises 24,994 and 29,050 sq. ft., is zoned RA-B-X-4.6 ac. min. (Residential Agricultural combining Building Site Size of 4.6 acres minimum), and is located at 7620 and 7610 Rockcrest Place in the Loomis area.

**2:15 P.M.  
CL**

PVAAT20060516, JOSH & DANA PINESCHI

The applicants request a variance to the front setback 50' to allow for a setback of 40', to the side setback requirement of 30' to allow for a setback of 5', and to the rear setback requirement of 30' to allow for a setback of 8', in order to construct an addition and to bring an existing shop into compliance.

SUBJECT PROPERTY (AP# 037-092-007) comprises 1 acre, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 9355 Buckboard Lane in the Loomis area.

**2:30 P.M.  
LR**

PVAAT20060495, DALE DRURY

The applicant requests a Variance to the required front setback requirement of 50' from Edge of Easement to allow a 25' setback to Edge of Easement in order to construct a new attached garage.

SUBJECT PROPERTY (AP# 040-240-076) comprises 1.5 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 780 Crooked Lane in the Newcastle area.

**2:45 P.M.  
RS**

PVAAT20060150, DEAN & TIFFANY RUMBERGER

The applicants request a Variance to the front setback requirement of 50' from edge of easement on the North side of the property to allow for a setback of 7' from edge of easement, in order to construct a pool, spa, equip, waterfall (slide), and a covered patio structure. Also the request is to allow a 6' high solid wood fence 0' from the edge of easement.

SUBJECT PROPERTY (AP# 037-103-029) comprises 3 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 9475 Cannonshire Ct. in the Loomis area.

**3:15 P.M.  
GH**

PMPCT20060501, AMC INVESTMENETS/ANIMAL MEDICAL CENTER

The applicant requests approval of the placement of two temporary trailers in the rear parking area for overflow use until an approved expansion of the Animal Medical Center facility can be completed.

SUBJECT PROPERTY (AP# 038-101-018) comprises 43,575 sq. ft., is zoned CPD-Dc (Commercial Planned Development combining Design Scenic Corridor), and is located 100' northwest of the intersection of Grass Valley Hwy. and Live Oak Lane in the Auburn area.

**3:30 P.M.  
LC**

PVAAT20060508, DAVID & LESLIE NEILSON

The applicants request a variance to the canal setback requirement of 100' from centerline to allow for a setback of 45' from centerline in order to construct a single family residence and 8' from centerline in order to construct a pool.

SUBJECT PROPERTY (AP# 031-440-053) comprises 5 acres, is zoned F-B-X-10 ac. min. (Farm combining Building Site Size of 10 acres minimum), and is located at 2990 Ironwood Lane in the Lincoln area.

**3:45 P.M.  
LC**

PCPMT20060524, JEFFREY FISHER

The applicant is requesting a modification to allow a zero (0) ft. setback from Flood Maintenance Easement for a house and pool where 20 ft. from Flood Maintenance Easement is required.

SUBJECT PROPERTY (AP# 029-110-002) comprises 1.012 acres, is zoned RS-AG-B-40-PD-1.0 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum combining Planned Unit Development, 1.0 units per acre), and is located at 8720 Westchester in the Morgan Creek Village.